

TRANSFER
TAX
PAIDWARRANTY DEED

038484

BOYD P. BROWN, JR., of Gardiner, County of Kennebec and State of Maine for consideration paid, grants to BRUCE E. MURRAY and LENORA BROWN MURRAY, of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on the easterly side of the Airport Road in the City of Waterville, County of Kennebec and State of Maine and being more particularly described as follows:

Beginning at an iron pin set in the easterly line of the Airport Road, said pin being about six hundred ten feet (610') from the southwesterly side line of Kennedy Memorial Drive. Said pin also marking the southwesterly corner of land now or formerly owned by College Inn Inc., and a northwesterly corner of the parcel herein described. Thence south twenty-eight degrees five minutes west (S 28° 05' W) along the easterly line of the Airport Road for sixty and five tenths feet (60.5') to an iron pin marking land now or formerly owned by the City of Waterville; Thence south fifty three degrees fifty one minutes east (S 53° 51' E) along land now or formerly owned by the City of Waterville for twenty and zero tenths (20.0') feet to land now or formerly owned by Standard Electric Company, and continuing on the same bearing along land of Standard Electric Co. for three hundred eighty and zero tenths (380.0') feet to iron pin marking the northeast corner of land of said Standard Electric Co.; Thence south twenty seven degrees fifty minutes west (S 27° 50' W) along land of Standard Electric Co. for two hundred and two tenths (200.0') feet to an iron pin marking the northerly line of land now or formerly owned by Guy Gannett Publishing Co.; Thence south fifty three degrees fifty five minutes east (S 53° 55' E) along land of Guy Gannett Publishing Co. for one hundred seventy and five tenths (170.5') feet to an iron pin at the northeasterly corner of land of said Guy Gannett Publishing Co.; Thence continuing on the same bearing along land now or formerly of the City of Waterville for sixty and zero tenths (60.0') feet to an iron pin; Thence north forty seven degrees nineteen minutes east (N 47° 19' E) along land of the City of Waterville for three hundred thirty one and nine tenths (331.9') feet to an iron pin and land retained by the grantors; Thence north forty two degrees forty two minutes west (N 42° 42' W) along said land retained by the grantors for two hundred twenty nine and two tenths (229.2') feet to an iron pin and land now or formerly owned by Bertram C. Tackeff; Thence south twenty eight degrees forty four minutes west (S 28° 44' W) along land of said Tackeff for one hundred fifteen and seven tenths (115.7') feet to an iron pin marking the southerly line of said Tackeff; Thence north fifty three degrees seventeen minutes west (N 53° 17' W) along the southerly line of said Tackeff for two hundred sixteen and zero tenths (216.0') feet to an iron pin at the southwesterly corner of said Tackeff; Thence north fifty three degrees fifty three minutes west (53° 53' W) along land now or

formerly owned by College Inn Inc. for three hundred three and nine tenths (303.9') feet more or less to an iron pin and the point of beginning.

Meaning and intending to convey a parcel of land containing two and sixty-three hundredths (2.63) acres.

The above described parcel is subject to a thirty foot utility easement given by the Inhabitants of the City of Waterville to the Waterville Sewerage District by deed dated September 20, 1972 and recorded in the Kennebec County Registry of Deeds, Book 1598, Page 762 and shown on a plan entitled Waterville Sewerage District Record Plan Kennedy Memorial Drive - As Built Sewer Location & Easements November, 1972, sheet #3.

This conveyance is further subject to a Right of Way to Wilfred Investment Company and Roger S. Elliott for all purposes including ingress and egress to and from the parcel retained by them and the right to install utility services in, over and under the same, said right-of-way to be 50 feet in width, the northwesterly bound of which is the 115.7 foot bound above described and the northeasterly bounds of which are the 216.0 foot bound and the 303.9 foot bound, above described. So much of said right-of-way as adjoins the bounds above described as being 20' along land formerly owned by the City of Waterville and 380' along land of Standard Electric Company shall be 60' in width.


Being a portion of lot no. 6 of the Airport Road subdivision on file with the Kennebec County Registry of Deeds, being File No. E-83122, and is conveyed subject to the four restrictive covenants as set forth on said subdivision plan.

Reference is made to a New England Telephone and Telegraph and Central Maine Power Company pole easement as recorded in the Kennebec County Registry of Deeds in Book 3031, Page 270.

Reference is further made to a New England Telephone and Telegraph and Central Maine Power Company pole easement as recorded in the Kennebec County Registry of Deeds in Book 2905, Page 52.

Being the same premises conveyed to Boyd P. Brown, Jr. and Marguerite P. Brown by deed from the Wilfred Investment Company and Roger S. Elliott dated November 27, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2895, Page 302. Reference is further made to an Abstract of Divorce Decree dated March 28, 1989 and recorded in said Registry in Book 3521, Page 28.

WITNESS my hand and seal this 14th day of October, 1993.


WITNESS
Stephen F. Dubord


BOYD P. BROWN, JR.

THE STATE OF MAINE
KENNEBEC, ss.

October 14, 1993

Then personally appeared the above named BOYD P. BROWN, JR. and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

SA
Notary Public

93M03 BROWN-WD

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994



RECEIVED KENNEBEC SS.

1993 OCT 15 AM 9:00

ATTEST: *Robert M. Brown*
REGISTER OF DEEDS